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CRESTVIEW NEIGHBORHOOD ASSOCIATION NEWSLETTER

Hand-delivered on recycled paper to over 2,300 homes and local businesses

November 2017

EVENTS CALENDAR

Saturday, November 4: Friends of Brentwood Park Work Day. For more information, go to www.friendsofbrentwoodpark.org

Saturday, November 4: Community Meeting about the Austin Energy Property at Ryan Dr and Justin Ln. 10:00 AM to noon at the Journey IFC at 7500 Woodrow Ave. Join the City of Austin's Office of Real Estate and Council Member Leslie Pool for a discussion of the development/parkland options for this property.

Tuesday, November 7: Election Day!

Tuesday, November 7: Mayor Adler discusses CodeNEXT Draft 2, 7:00 to 8:00 PM at the Covenant Presbyterian Church, 3003 Northland Dr.

Friday, November 10: LamarFest! 6:00 to 9:00 PM at 6201 Wynona Ave. Entertainment, food and fun! More information at www.lamarmiddleschool.org/lamarfest

Saturday, November 11: Hazardous Household Materials Drop Off, 9:00 to 11:00 AM at the Crestview United Methodist Church. See the article for more information.

Monday, November 13: Crestview Neighborhood Association Meeting. 7:00 PM at the Crestview United Methodist Church, 1300 Morrow St. Agenda: Presentation by Barbara McArthur on CodeNEXT – see article for more details.

Thursday, November 30: Brentwood Elementary School Welcome Walk, 9:00 AM. Contact Brentwood Elementary at 512-414-2039 for more information.

Announcements

Jim Bauer, longtime Crestview resident, passed away on Sept. 30. Our condolences to his family and many friends. He will be sorely missed.

CodeNEXT – Version 2, What We're Not Being Told

By Barbara McArthur, Neighborhood Advocate

The second version of CodeNEXT was released on September 15, 2017, both text and maps, and they are significantly different than the previous version. The 3 previous codes, which included transects (T zoning), traditional (such as LMDR), and legacy (current), have been reduced to two codes, the new "R" code and the legacy code. While the R code is supposed to be a uniform code for the "whole city", the different sub-categories are clearly designed for either the urban core or the more suburban areas of Austin.

Most of the areas of town which had transect zoning in version 1 now have been given "R3" zoning, which gives a right to a minimum of three residential units per lot. All of the R3 zoning has been placed in the urban core. Many neighborhoods also do not have consistent zoning throughout, even though they currently do have the same zoning. For example, many neighborhoods that are currently SF-3 (which allows either a single-family house and an additional dwelling unit (ADU) or a duplex) are split between R2 and R3 sub-categories. The number after the R designation in the zoning is supposed to indicate the number of units by right, however, R1 allows 2 units in most cases and R3 allows a so far unlimited number of cottages in cottage courts on a single lot.

Today there are 9 "single-family" housing zoning categories that range from one house to townhomes. The new code contains 17 categories that have 33 sub-classes with differing development regulations, with lots sizes drastically reduced from current code down to 18' wide with a total of 1800 square feet.

(In Crestview, the current code stipulates a minimum lot width of 50' and a minimum lot size of 5750 square feet.) In many of the categories of the new code a footnote appears on some of the designations that allows smaller minimum lot sizes of 25' width and 2500 square feet.

CodeNEXT, continued on page 2

CodeNEXT Community Forum with Mayor Adler

Come ask the Mayor about CodeNEXT's impact on:

- Schools
- Traffic
- Property Taxes
- Rents
- Family-Friendly Housing
- Affordability
- Infrastructure
- Flooding
- Environment
- Parking
- Quality of Life

Tuesday, November 7, 2017, 7:00 to 8:00 PM Covenant Presbyterian Church, 3003 Northland Drive

CodeNEXT Petition Inside

To many it appears that the CodeNEXT process cannot be salvaged and our only hope is to put the entire code to a vote of the people. This can be done by exercising our right to petition for a City of Austin ordinance requiring voter approval before CodeNEXT becomes effective. The petition to do that is being circulated inside this issue of the newsletter.

Please encourage all your friends and neighbors who are registered voters to sign this petition and return it to the address at the bottom of the petition. These petitions do not need to be notarized, but if you collect signatures, you need to indicate that on the form.

Thank you! Chip Harris

CRESTVIEW
NEIGHBORHOOD ASSOCIATION
NEWSLETTER

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For information and to submit articles contact:
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CNA Contact Information
P. O. Box 9505, Austin, TX 78766
www.crestviewna.com
CNA General Meetings are held the second Monday of every month at 7:00 PM.
Location to be announced.

Twitter: @CNAneighbors
Facebook: CrestviewNeighborhoodAssociation

Neighborhood Email Groups
crestview-neighbors@yahoogroups.com
crestview_forsale@yahoogroups.com
crestview-gardeners@googlegroups.com
crestview-parents@googlegroups.com

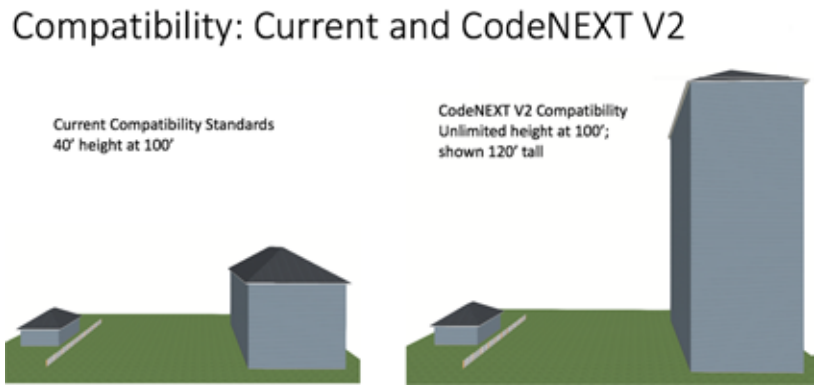
CNA Committees

ADOPT-A-MEDIAN
NEIGHBORHOOD WATCH
ART AT ENTRANCES

CodeNEXT, continued from page 1

These small lot sizes will greatly increase re-subdivisions and redevelopment. While currently the maximum unit density of single-family zones is below the lowest current multi-family zone, the small lots and additional units allow up to 60 units per acre, which is equivalent to existing MF-4 (high density apartment) zoning. While development potential is not absolute, CodeNEXT V2 does significantly increase the number of units per acre.

Another impact will be on existing older apartment complexes that currently provide a significant amount of affordable housing in neighborhoods. For example, currently MF-3 zoning allows 36 units/acre. New RM3 zoning allows 36 units/acre also, but if the developer designates that 5-10% of the units (2 to 4 units) will be "affordable", then an increase of 40 units/acre is allowed resulting in a total of 76 units/acre. These entitlements will incentivize demolition of existing older apartments with newer units with only token numbers of affordable housing.



There are also use changes in residential areas. The Live/Work designation will allow any home to be used as a business if one employee lives on site. Additional workers are allowed at the discretion of the city's planning director. No additional parking is required for the workers, and retail sales are permitted of goods made in the home.

Compatibility standards are greatly reduced. Currently a 120' tall building would have to be 540' from a residential property. That setback distance has been reduced to 100'. This will significantly impact residences close to arterials.

Another compatibility issue is the location of businesses that impact the quality of life. In this version of CodeNEXT, bars do not need special zoning and a conditional use permit, they are allowed by right along most major corridors, and with either an administrative approval (MUP) or Conditional Use Permit (CUP).

Residential parking is cut in half, and business parking is reduced from 20-60%, with additional reductions of 40% for location. The director may also waive all on-site parking.

The existing office and retail commercial zoning categories such as NO, LO, GO, LR, GR and CS have been eliminated in CodeNEXT and replaced with Mixed Use or Main Street zones that carry forward commercial uses and also permit the addition of residential uses. Importantly, the new zones do not track the existing commercial zones. In other words, these new zones do not simply add the availability of residential uses but dramatically change what is permitted on existing commercially zoned property. For example, the Neighborhood Office zoning district, which was created for maximum compatibility with residential uses, has been eliminated. In fact, there is no longer any office zoning as retail and entertainment zoning has been combined with office zoning. Most corridors have also been given height increases of at least 25'.

The maps and code can be found at www.austintexas.gov/codenext. A third version of the code and draft is supposed to be released at the end of November. Public involvement and input is critical to "getting this right". Currently, the rezoning of all of Austin can be approved with a simple majority vote of the council, but a group sponsoring a petition drive would like to put CodeNEXT up for a vote by the citizens of Austin.

Editor's note: Barbara McArthur will be giving a presentation on CodeNEXT at the November 13 CNA meeting.

From the President

By Mike Lavigne, CNA President

Howdy Neighbor!

How awesome was Oktoberfest?!! What an amazing turnout and great time. We are very fortunate as a neighborhood to have people and businesses so dedicated to making our community great. Dozens of people spent hours volunteering and working hard to make this event a success.

Nancy Mohn Barnard founded the event and has taken on the monumental task of organizing it for two years now. This year it raised thousands of dollars for the Brentwood Park improvement project, another task she initiated. If you see her around be sure and thank her for all she does. Our neighborhood is a lot cooler because of her hard work.

She'll tell you she doesn't pull these things off alone. The Violet Crown Community Works is an instrumental force in organizing our best events and important neighborhood projects. Bradley Linscomb is the president of the VCCW and put in countless hours on this event and other great projects that we can be proud of.

Many businesses pitched in and donated goods and services, but Arlan's and The Little Deli really stepped up to the plate. Beyond just being generous with free products, their management and employees put in tons of sweat equity to help things run smoothly.

Every year Mike McChesney and Scott Freng coordinate the bratwurst giveaway and it is a blast to work with them. Thanks also to Top Notch and Thunderbird Coffee for always being there for us.

There isn't enough space to thank everyone and there are probably around 50 more people, but here is a short list of folks you should thank when you see them around the hood. They went above and beyond to make this event so special and successful:

Kristine and Richard Poland
Francisco Gomez de la Torre
Evan Rivera
Candace Pruett
Elias Ponvert
Janice and Kent Samuelson
Ann Erickson
Elaine Stegant
Cindy Vasquez
Rachel Copperman
David Ezrailson
Melissa Considine
Brian Browning
Dan Smith
Johnnie Daily
Anne-Charlotte Patterson

_____

Instead of burning space reiterating what is already in this newsletter regarding CodeNEXT, I just want to remind you that not only does density not create affordability, it also does not reduce sprawl and it results in the starvation of our public schools.

Mike

East Austin Studio Tour

By Marilyn Querejazu

The East Austin Studio Tour is THE November art event in Austin. It's free, self-guided, and spread over two weekends – November 11 & 12 and 18 & 19. Get the beautifully designed catalogue from an Austin Library or download the catalogue and map from east.bigmedium.org.

There are two main challenges: deciding what studios and events to go to and that perennial problem - parking. Transportation options are the usual: taxi/rideshare service, carpool and try to find central parking, take the bus (and your bike), and Metro Rail (but not on Sunday).

I recommend planning for 5-10 studio explorations, a bit of pre-holiday shopping and several stops to sample the goods at our east Austin restaurants and breweries. Take an umbrella and wear your walking shoes.

Save time for the collected exhibition of the nine TEMPO public art exhibitions, called TEMPO Convergence at Edward Rendon Sr. Park. The park is at Festival Beach, right on the Town Lake Hike and Bike trail.

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Household Hazardous Products Drop Off

A recycling collection of household hazardous products will be held by the Crestview Neighborhood Association and Crestview United Methodist Church in the church parking lot at 1300 Morrow St. on Saturday, November 11.

Items will be accepted from 9:00 to 11:00 AM (unless the trailer fills up before 11:00 AM). Simply drive up and volunteers will help unload your items. The city requests that you give your zip code for their records so a volunteer will ask for that.

They can accept ONLY:

- Batteries of all kinds
- Oil of all kinds (in a closed container)
- Paint of all kinds, wet or dry (in a closed container)
- Antifreeze (in a closed container)

No other items will be accepted; no electronic items this time.

Volunteers from the neighborhood will be needed!

If interested, please contact Elaine Stegant at atxes1945@gmail.com.

APD Crime Search Report for September 2017

Crime	Street	Date	Time
Aggravated Assault Strangle/Suffocate	72XX Easy Wind Dr	9/17/17	11:20
Assault Contact-Sexual Nature	69XX Burnet Rd	9/6/17	20:28
Burglary of Residence	75XX Hardy Dr	9/24/17	22:55
Burglary of Vehicle	15XX Cullen Ave	9/9/17	9:25
Burglary of Vehicle	18XX Justin Ln	9/9/17	16:06
Burglary of Vehicle	17XX Madison Ave	9/14/17	10:27
Burglary of Vehicle	75XX Mullen Dr	9/23/17	0:15
Crash/Leaving the Scene	9XX Taulbee Ln	9/2/17	8:39
Found Firearms	77XX Burnet Rd	9/19/17	14:14
Suspicious Person	18XX Cullen Ave	9/3/17	16:35
Theft	78XX Watson St	9/1/17	11:13

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PETITION FOR AN AUSTIN ORDINANCE REQUIRING BOTH AWAITING PERIOD AND VOTER APPROVAL BEFORE CODENEXT OR COMPREHENSIVE LAND DEVELOPMENT REVISIONS BECOME EFFECTIVE

We, the undersigned registered voters of the City of Austin, support a proposed ordinance requiring that there shall be BOTH a waiting period and voter approval by election before CodeNEXT (or any subsequent comprehensive revisions of the City's land development laws) is legally effective. No land entitlements shall be granted or vested under the proposed comprehensive revisions until both requirements are met. Therefore, we, the undersigned, propose this ordinance be placed on the next available municipal election for a vote of the citizens of Austin:

I. Required Waiting Period and Voter Referendum for Comprehensive Revisions of the City's Land Development Laws.
A. Waiting Period. CodeNEXT, or subsequent comprehensive revisions of the land development laws, shall not go into effect legally, or any land entitlements be granted or vested under these laws, until the June 1st following the next regularly scheduled council elections after Council adopts CodeNEXT or the comprehensive revisions. This waiting period is to ensure voters can learn about the proposed comprehensive revisions and elect council members with sufficient time to amend or reject the prior council's adopted comprehensive revisions before these laws may go into effect.
B. Voter Approval. After the waiting period in Subsection (A), CodeNEXT, or subsequent comprehensive revisions of the land development laws, shall not go into effect, or any land entitlements be granted or vested under these laws, until the registered voters of Austin approve these laws at the next available municipal election. Voters shall approve or disapprove CodeNEXT, or subsequent comprehensive revisions, in its entirety and not piecemeal. Should the voters fail to approve the comprehensive revisions, then the existing land development laws remain in effect. Notwithstanding any other provision, under no circumstances, shall the voters' rejection of CodeNEXT or proposed comprehensive revisions under this Section be considered or interpreted as repealing the existing land development code.
C. This section overrides all city charter provisions, ordinances, and laws and should be liberally construed to uphold Austin citizens' sovereign rights to control their government and laws.
D. Severability Clause. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Act that can be given effect without the invalid provision or application, and to this end the provisions of this act are declared to be severable.

ONLY REGISTERED VOTERS IN THE CITY OF AUSTIN MAY SIGN THIS PETITION. Please fill in ALL blanks that are NOT optional.

If you circulated this petition beyond your household, please print your name here: _____ and your phone number here: _____ . Thank you!

DATE SIGNED	NAME (please print clearly) ---------- SIGNATURE	STREET ADDRESS	COUNTY (check one)	D.O.B. or VOTER REGISTRATION	EMAIL (optional) ---------- PHONE (optional)
___/___ 2017	Print name below: ---------- Sign name below:	Street no. and name: Austin TX Zip code: _____	☐ Travis ☐ Williamson	____/____/19____ OR Voter no. _____	----------
___/___ 2017	Print name below: ---------- Sign name below:	Street no. and name: Austin TX Zip code: _____	☐ Travis ☐ Williamson	____/____/19____ OR Voter no. _____	----------
___/___ 2017	Print name below: ---------- Sign name below:	Street no. and name: Austin TX Zip code: _____	☐ Travis ☐ Williamson	____/____/19____ OR Voter no. _____	----------

QUESTIONS? Contact Let US Vote Austin SPAC at letusvoteaustinspac@gmail.com

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